



**City Council
Regular Meeting
Tuesday, June 21, 2005
7:00 P.M.**

The regularly scheduled meeting of the Trinity City Council was held on Tuesday, June 21, 2005 at the Trinity Memorial United Methodist Church.

MEMBERS PRESENT: Mayor, Jimmy Shore; Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: NONE

MEMBERS LATE: NONE

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; City Engineer Randy McNeill; Members of the Press; and other interested parties.

Call to Order

Mayor Shore called the June 21, 2005 Regular Meeting of the Trinity City Council to order at 7:00 pm.

Pledge of Allegiance

Council member Ewings led the Pledge of Allegiance.

Invocation

The invocation was given by Council member Lambeth.

Welcome Guest and Visitors

Mayor Shore welcomed and thanked all persons in attendance.

Review and Approval of Minutes

1. May 10, 2005 Pre-agenda Meeting

Mayor Shore called for corrections, additions, or deletions to the May 10, 2005 Pre-Agenda Minutes.

Council member Ewings made a motion to approve the minutes as written. The motion was seconded by Council member Brown and approved unanimously by all Council members present.

2. May 10, 2005 Special Called Meeting (Fire Protection Public Hearing)

Mayor Shore called for corrections, additions, or deletions to the May 10, 2005 Special Called Minutes.

Council member Bridges asked that the minutes be changed to reflect Members Present and Members Absent.

Council member Bridges made a motion to approve the minutes with the noted corrections. The motion was seconded by Council member Talbert and approved unanimously by all Council members present.

3. May 17, 2005 Regular City Council Meeting

Mayor Shore called for corrections, additions, or deletions to the May 17, 2005 Pre-Agenda Minutes.

Council member Meredith made a motion to accept the minutes as written. The motion was seconded by Council member Talbert and approved unanimously by all Council members present.

Public Concerns and Commendations*

NONE

Public Hearings**

Prior to opening the Public Hearing Section, Mayor Shore reviewed the process for Public Hearings as indicated on the Agenda.

4. **Rezoning Request # Z05-03. Request by M&P Developers to rezone property from RA (Residential Agriculture) to HC (Highway Commercial), R-12 (Residential 12) and RM (Residential Mixed.) Property is owned by Colonial Charter LLC and is located at 4971, 4977, 5071 and 5069 NC Hwy. 62 further identified as Randolph County tax parcel numbers 6797337387, 6797432413, 6797433047, 6797437384 and 6797532535**

Mayor Shore opened the Public Hearing and asked Mr. Stumb to brief Council.

Mr. Stumb advised Council this property was located between Colonial Heights and Unity Street and was +/- 47 acres currently zoned RA and R-40. The request is for 30 acres of R-12 (approximately 80 units), and 7.68 acres for Highway Commercial. Residential mixed was previously requested in the north-west corner in the amount of 9.73 acres, however the developer has withdrawn this request until a later date. An earlier request to rezone the entire project to R-12 was made in April to the Planning-Zoning Board. The Board did not approve the request. That request was withdrawn and this new request was submitted.

Mayor Shore opened the Public Hearing for those who wished to speak in favor of the request.

Gary Peacock, 1716 Trowbridge Court, High Point; Mr. Peacock advised Council the plan tonight was only a preliminary plan and would have to be submitted to NCDOT. They will advise us concerning the right of way for Highway 62, where to locate the driveway entrance, and if a turning lane will be required. When they give us the specifications it will require some adjustments on some of the lots. Mr. Peacock discussed some of the concerns expressed by the Planning/Zoning Board during the review of the second plan that was approved concerning commercial development. He discussed the approximate amount of commercial property that would be left in this area after his project. Mr. Peacock also discussed the effect this project would have on the tax base for the city stating that 80 homes at a cost of \$150,000.00 per home will effectively create a \$12,000,000.00 (12 million) tax base.

There was discussion concerning what school district children from this community would attend as well as discussion concerning the time frame for this development. Mr. Peacock advised Council as soon as everything was approved development would begin. There was further discussion concerning the substantial changes that may take place to this Preliminary Plan after review by NCDOT which may entirely change the way the front of this plan looks. Mr. Peacock advised Council that whatever NCDOT dictated in changes would be adjusted.

Jim Marlowe, 120 State Avenue, High Point; Mr. Marlowe advised Council that evaluation of this plan began around a year ago. We started trying to figure out what type of growth was needed here and what type of growth the city wanted. We felt that housing was needed. We felt there was a tremendous opportunity because of the I-85 Corridor and the attitude of the community itself. We are trying to pick the market that we think you are looking for and that we evaluated. What we build is what we have to sell. We plan to try to be here for several years and we plan to do this by building a good product and developing a good reputation in this community. We hope to get a positive answer and move forward.

Mayor Shore opened the Public Hearing to anyone who wished to speak against the request.

Lindsay Dean, 4690 Colonial Circle, Trinity; Mr. Dean discussed the overcrowding already in the school system and the problems the system now faces with being able to provide enough facilities for those already attending the schools. Mr. Dean discussed how Cabarrus County had increased fees and enacted moratoriums to limit subdivisions because of the impact on their schools. He also discussed other development in this area as well as the future development in this area as a result of sewer becoming available in this area.

With no others speaking for or against the request, Mayor Shore asked Mr. Stumb for staff recommendation. Mr. Stumb advised Council members that the Planning/Zoning Board voted 5/1 to recommend approval of this request and staff concurs and recommends approval of this request as well.

At this time Mayor Shore closed the Public Hearing. There was extensive discussion between Mayor Shore Council members, and members of the audience concerning overcrowding in schools due to growth. Mayor Shore and Council members discussed the responsibility of the County Commissioners and School Board and the lack of planning on their part. Mr. McNeill advised Mayor Shore, Council members, and members of the audience that when the Bond Referendum passed this information was shared with Randolph County immediately. Also discussed was how the installation of sewer would foster growth and the probability of a tax increase in future years that will enable the city to build as well as how organized development will add to the attractiveness of the city.

Council member Talbert moved to approve this request without including the Residential Mixed.

Prior to the second, Council member Bridges asked if the Residential Mix request had been rescinded so that it would not be grandfathered. Manager Bailie advised Mayor Shore and Council that Mr. Peacock had rescinded the portion of the plan that pertained to Residential Mixed.

***** For the record, Mr. Peacock stated that the Residential Mixed would be excluded from this request as discussed earlier.*****

Council member Ewings seconded the motion to approve the revised plans. The motion and second were approved unanimously by all Council members present.

5. Annual Budget – Fiscal Year 2005-2006

Mayor Shore opened this item and asked Manager Bailie for comments or briefing.

Manager Bailie advised Council this was the budget that was presented to Council last month and was 15% less than the current year budget. This budget designates 75% of the city's sales tax revenue to sewer projects amounting to approximately \$740,000.00 and maintains the \$.05 per \$100.00 tax rate.

Mayor Shore opened the Public Hearing to anyone who wished to speak for this item. Hearing none, Mayor Shore called for anyone who wished to speak against this item. Hearing none, Mayor Shore closed the Public Hearing.

Council member Ewings made a motion to accept the Budget. The motion was seconded by Council member Brown and approved unanimously by all Council members.

Unfinished Business

6. Consider funding for Piedmont Triad Partnership (tabled from last meeting). No specific amount requested.

Mayor Shore opened this item and turned discussion over to Mr. Don Kirkman, President of the Piedmont Triad Partnership.

Mr. Kirkman advised Council his organization was 1 of 7 Regional Economic Development Marketing Organizations in North Carolina and represents the 12 County Piedmont Triad Region that surrounds the cities of Greensboro, Winston Salem, and High Point. We are charged with marketing the Piedmont Triad Region to attract companies to move into our area to create jobs and investment in our area. We are not asking for a certain amount and only asking you to support what we are trying to do which is to help Randolph County and Trinity to expand your tax base, provide jobs, and provide investment that will benefit all of our communities. My goal is to ask for your support and any dollar amount for our campaign.

Council members and Mr. Kirkman discussed this organization relationship with Randolph County EDC. Mr. Kirkman advised Council his organization worked closely with Bonnie Renfro (RCEDC). Randolph County does not have the kind of resources needed to financially market Randolph County. We have that capacity as a region because we can accumulate the funding to raise awareness and the visibility of the

Piedmont Triad Region both domestically in the US and locally. After a brief discussion, *Council member Bridges made a motion to approve the request in the amount of \$500.00 as recommended by the Finance Officer. Council member Ewings seconded the motion and was approved unanimously by all Council members present.*

New Business

7. Consider funding for the following:

A. Trinity-Hardee Event – a living Civil War History program started in 2003. Requested amount: \$1,500

After Mayor Shore's opening comments, Mr. White and Mrs. Everett Trotter discussed this event that was held annually at the Albertson House built in 1865. Mrs. Trotter discussed how this event portrayed the life of a typical soldier during this era. This event includes such items as the hospital, cavalry, cannon, and candlelight tours. Expenses in the past have been paid by two (2) couples and we are here to ask that the city consider a contribution to this event.

Mayor Shore discussed the number of persons that attended this event each year and his feelings on the impact this has on the community to provide history for Trinity and its residents. He advised Council members that this group needed some more time to work out the details on insurance that may be needed for this event.

Council member Lambeth made a motion to table this item until next month. The motion was seconded by Council member Brown and approved unanimously by all Council members present.

B. Friends of Trinity – Independence Day Celebration Requested amount: \$500 to rent race car simulator

Mayor Shore opened this item and turned discussion over to Ms. Fran Andrews to brief Council on this item.

Ms. Andrews advised Council that she was happy to report that her organization no longer needed the requested amount for the simulator. Mayor Shore stated that through the efforts of Council member Labonte this item had been donated. Council member Labonte advised Council that he discussed the need for assistance with the President of SSG a long time friend as well, and was able to get the simulator donated to the Friends of Trinity for this event.

Ms. Andrews discussed the Living History Day that would be sponsored by the Trinity Historical Preservation Society on Saturday, June 25, 2005 at the Trinity House Museum. We will have the medical battalion re-enactors from Thomasville present, music by Gurney Peace, gourd painting, illustration of the Indian style of basket weaving, a spinner on the spinning wheel, quilting, crocheting, food and a tour of the house. It starts at 10:00 a.m. and is free.

Ms. Andrews discussed the 4th of July Celebration being sponsored by the Friends of Trinity to be held on Saturday, July 02, 2005 from 9:00 am until 2:00 pm at Braxton Craven School. The Farmers Market will also be held in this location. The opening ceremony will begin at 9:00 am with comments from the Friends of Trinity President, Martha Stunda, and Mayor Shore. We have a bagpipe performer that will play America the Beautiful. We will also have an Apple Pie Bake-Off, Watermelon Seed Spitting Contest, a band concert at 10:00 by the Archdale-Trinity Community Band, Miss Trinity Pageant, Citizen of the Year, food booths, a go fish booth for the children, a race car simulator thanks to Council member Labonte, a children's patriotic costume parade, gospel group, and Representative Coble will be there to present a flag to the oldest veteran in attendance.

Council members, Manager Bailie, and Ms. Andrews discussed the flags placed on Main Street in Trinity in honor of the celebration. Ms. Andrews advised Council that there were approximately 20 flags that needed to be replaced.

Mayor Shore discussed the changes being made by Martha Stunda to her parent's home place (Morgan Manor). The house is being changed in order to be used for Special Events. You may contact Martha for information and to reserve the house for any special functions that you may have.

Before moving to the next item, *Council member Brown made a motion to give \$200.00 to the Trinity Historical Society to purchase 20 flags. If this is not enough to purchase the flags, please contact*

someone on Council or the Manager. Council member Bridges seconded the motion. The motion and second were approved unanimously by all Council members present.

8. Proposal By Smith And Jennings To Install Trinity-Required Sewer Components Concurrent With Infrastructure Construction In Colonial Village Area

Mayor Shore opened this item and called for Mr. McNeill to brief Council on this item.

Mr. McNeill advised Council that the City of Trinity asked Colonial Village to do this in the design and construction of their project. If this development had not become a reality, the City of Trinity would have been responsible for all changes needed in this area for Phase 2 at a cost of approximately \$ 130,000.00 to \$135,000.00 dollars. The developer was responsible for installing an 8" line in the area shown on the map for this area, whereas the City of Trinity needs a 12" line to meet its needs. This proposal is for the cost to upsize the line to a 12" with Trinity bearing the costs for upsizing the pipe and the developer and contractor is still bearing the burden of expense for the manholes in that area. This will make Phases 2, 3, and 4 work out better and prevent the City going to this area at a later date and disturbing this subdivision after it is built. The City's cost for this upsizing has been quoted at \$67,516.00 if done at this time. This cost is a part of the Phase 2 project. The City would be bearing the expense now rather than later.

Council member Lambeth made a motion to approve this request. The motion was seconded by Council member Talbert and approved unanimously by all Council members present.

9. Audit Contract

Mayor Shore opened the item and called on Manager Bailie for comments. Manager Bailie discussed comments made by the Finance Officer at the Pre-Agenda concerning the Annual Contract to perform the 2004-2005 Audit for the City of Trinity at a cost of \$13,000.00.

Council member Brown made a motion to approve the Audit Contract. The motion was approved by Council member Talbert and approved unanimously by all Council members present.

10. Planning & Zoning Board Appointment

After Mayor Shore's opening comments, Manager Bailie discussed conversation regarding this item at the Pre-Agenda Meeting. Mr. Ewings was mailed and he responded to the application that was sent out to him and I have provided a copy of this request at your place. The position that is open is to fill the remainder of Paula Peace's term on the Planning/Zoning Board that expires December 31, 2005.

Mayor Shore called for discussion and or motion in regards to this item.

Council member Meredith made a motion to appoint J.R. Ewings to the Planning Board to fulfill the term of Paula Peace. The motion was seconded by Council member Ewings. The vote was 7 to 1 with Council member Bridges voting Nay.

11. Budget Amendments (FY 04-05) (No Additional Funds Required)

Mayor Shore opened this item and turned discussion over to Manager Bailie.

Manager Bailie discussed Budget Amendment #12. This is a series of transfers with no additional funds involved. This amendments will bring all of the line items within budget needed for the close out at the year end process.

Council member Ewings made a motion to approve Budget Amendment #12. The motion was seconded by Council member Labonte and approved unanimously by all Council members present.

Business and Closing Comments from Mayor and Council

Mayor Shore discussed the following;

Recognition of Council member Phil Brown

Mayor Shore recognized Council member Phil Brown for his award given by Cornerstone Family Practice of Archdale. He was the 3rd recipient of the Community Service Award presented Friday, June 10, 2005. This award is presented to an outstanding citizen in the community in memory of William A. Aldridge who had a strong interest in children.

Council member Brown stated that he was taken aback and surprised by the award and felt like lots of people deserved this award for all the things they do in the community. An award like this will humble you.

Councilmember Comments

Council member Reddick asked about a start date for installation of water lines by Davidson Water.

Mr. McNeill advised Mayor Shore and Council members that plans were currently being finalized per Mr. Gregg Stabler, Davidson Water and should be forwarded to Manager Bailie soon. They also have to acquire all of their permits. They may be able to begin within 60 +/- days.

Council member Ewings asked about the status of the Water Tank located in Trinity and her conversations with a Davidson County Representative about the tank.

Manager Bailie advised Mayor and Council that Mr. Stabler did talk with her concerning this tank. This tank belongs to the City of Archdale and there were numerous problems with the City of Trinity trying to do something with it. Since this is Archdale's tank they have the right to do as they please with this tank.

Business from City Manager

Manager Bailie discussed the following items:

Apartment Height

We discussed at your Pre-Agenda Meeting the possibility of limiting the height on apartments and possibly all multi-family. I have put at your place a memo directed to me by the Planning Administrator, Mr. Stumb, that discusses the various options. Please review this for further discussion at your next Pre-Agenda Meeting in July.

Mr. Stumb advised Board members that the Planning/Zoning Board would probably review this at their meeting one (1) week from tonight. If you have questions or concerns about anything after reviewing please advise me prior to their meeting.

Industrial Park

Manager Bailie discussed her conversations with Mr. Rusty Slate concerning the repairs needed in the Industrial Park located off of Turnpike. Mr. McNeill has reviewed the road surfacing and believes the cost to upgrade the streets to the point the City could take them over would be approximately \$750,000 to \$1,000,000.00 dollars. This will give me a ball park figure to share with Mr. Slate when we talk again. I also spoke with Bonnie Renfro in regards to obtaining further funding from other sources and she has advised me that as far as the streets go if we have a specific large project we could perhaps ask for money that could be used for Industrial Access. This will not be necessarily take care of the roads in the middle of the park but perhaps could be used to improve some access roads. She thought we might qualify for some Rural Center Grants for water and sewer. Here again it needs to be tailored or centered around job retention or getting new jobs here, but there are possibilities and I will be pursuing this.

Council members discussed the need to get monies for the existing industries already located in Trinity. They discussed the lack of incentives for business already located in the community and the need for funding of this type.

Randolph County Emergency Services

Manager Bailie discussed a meeting she attended today with this group. We discussed a Presidential Declaration. This is a part of something that all counties and cities located within the counties would need to sign off on known as the National Management Incident System (NIMS), and is generally known as Incident Command Procedures. This directive is tied to cities and various responders receiving grants and would involve a small amount of training for elected officials, This training is provided so that everyone

understands how the system operates. All of this is connected with the Homeland Security Program. The Federal government is trying to make the cities and the community's part of the solution.

Darr Road Project

CMR the Project Coordinator furnished this information to the City. This information covers the period through the month of May.

Of the 66 total dwellings located in the project area, 15 units have been fully qualified and mailed notifications that they do qualify, a total of 7 units are over income and will not qualify and have been notified. Of the 9 units needing additional information, 3 of them have been contacted. There are 34 units that remain to be contacted, 10 of which are owner occupied, and 24 tenant occupied.

In addition to this they have spoken with our engineer and have also contacted Jimmy Peele to begin the process for right of way acquisitions. Their action plan for June is to contact all landlords by mail and begin processing income verification of all tenants.

Adjournment

Prior to adjournment, Mayor Shore read the Upcoming Meetings and Community Events. With no further business to discuss, Mayor Shore called for a motion to adjourn the June 21, 2005 Regular Meeting of the Trinity City Council.

Council member Ewings made a motion to adjourn the June 21, 2005 meeting. The motion was seconded by Council member Meredith and approved unanimously by all Council members present.

These minutes were approved by the Trinity Council at their Regularly Scheduled Meeting on August 16, 2005 as written with no changes by motion of Council member Ewings, seconded by Council member Brown and approved unanimously by all Council members present.